IN THE HIGH COURT OF JUDICATURE, ANDHRA PRADESH
AT HYDERABAD

(Special Original Jurisdiction)

THURSDAY, THE TENTH DAY OF FEBRUARY
TWO THOUSAND AND FIVE

PRESENT

THE HON'BLE MS JUSTICE G.ROHINI

WRIT PETITION NO : 2321 of 2005

Between:

Mohd. Khaja Moinuddin, S/o. Late Chan Saheb,
R/o. 17-7-337, Naga Bowli, Hyderabad.

..... PETITIONER

AND

1 Assistant City Planner, Circle No.1,

Municipal Corporation of Hyderabad,
Sardar Mahal, Charminar, Hyderabad.

2 The Commissioner, Municipal Corporation of Hyderabad,

Tank Bund, Hyderabad.

.....RESPONDENTS

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the Affidavit filed herein the High Court may be pleased to Issue Writ, order or direction more particularly one in the nature of Writ of Mandamus, declaring the action of the Respondent No.1 and his staff dt. 9.2.2005 in compelling the petitioner to receive a meager compensation of Rs. 72,000/- for his valuable Mulgies bearing No.23.1.554 & 555, situated at Kotla Alijah, Hyderabad, worth of Rs. 8,00,000/- and also in threatening o demolish petitioner shops by 11-2-2005, as illegal, void, against the Principles of natural justice and also contravention of Sections 146 and 147 of the Hyderabad municipal Corporation Act and also the Judgment rendered in W.P.No.3052 of 2003 dt. 19.2.2003, and consequently direct the respondents not to demolish the same without following the due process of law, and to pass such other order or orders.

Counsel for the Petitioner: MR.MOHD.ZIA-UL-HAQ

Counsel for the Respondents: MR.G.RAMA RAO (SC FOR MUNICIPALITY)

The Court made the following :

THE HON'BLE MS. JUSTICE G.ROHINI

WRIT PETITION NO.2321 OF 2005

ORAL ORDER :

Heard the learned counsel for the petitioner and the learned standing counsel appearing for the respondents.

This writ petition is filed aggrieved by the alleged action of the officials of the respondents in seeking to demolish the shops of the petitioner bearing No.23-1-554 & 555 situated at Kotla Alijah, Hyderabad, without following due process of law.

It is represented by the learned counsel appearing for both parties that the issue involved in this writ petition is squarely covered by a decision of this Court in W.P. No. 21198 of 1997 and batch, dated 03.02.1998, wherein the Division Bench while considering an identical question, issued guidelines as under:

1. Where a property is required for public purpose viz., widening of roads or for any other purpose, the authorities straightaway cannot take law into their hands and jump into the premises, dispossess or evict the occupants or demolish the property.

2. If the authorities concerned want to take action for eviction/dispossession of the occupants or demolition, they shall issue 60 days' prior notice notifying as to the nature of the property, the property to whom it belongs and the proposed action calling for explanation/objections if any from the occupants. On receipt of such objections, if there is any objection as to the ownership of the property, the authorities should determine the extent of encroachment of unauthorized occupation and also determine

whether the property in question belongs to Government/any other local self Government or authority or the occupants and pass appropriate orders within three months from the date of receipt of the objections, after affording an opportunity of being heard to the occupants.

3. In case where demolition of private property has already been made, the authorities shall determine the damages on the basis of the assessment to be made by the Engineer of the Roads and Buildings Department and disburse the amount of damages quantified forthwith.

4. If the demolition is in respect of local bodies' Government property, the question of damages does not arise. In such an event, the occupant shall be entitled to remove the material used for the construction.

5. In case of demolition of private property, the authorities concerned shall determine the loss caused to the occupants on the basis of the assessment to be made by the Engineer of R & B Department and on such assessment of damages, the concerned authorities shall take appropriate steps to disburse the amount quantified forthwith.

6. If there is any claim for grant/assessment of the property, the concerned authorities shall consider the same in accordance with law taking into consideration the eligibility and the entitlement of occupants, after making enquiry and till such claim is decided, there shall be status-quo obtaining as on today regarding the structures.

The learned standing counsel appearing for the respondents does not dispute the above legal position.

Accordingly, the writ petition is disposed of directing the respondents not to demolish the structures in question without following the guidelines issued by the Division Bench in the above writ petition. No costs.

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(G. ROHINI,J)

Date:10-02-2005.

Note: Issue operative portion by wire.

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To

1 Assistant City Planner, Circle No.1,

Municipal Corporation of Hyderabad,
Sardar Mahal, Charminar, Hyderabad.

2 The Commissioner, Municipal Corporation of Hyderabad,

Tank Bund, Hyderabad.

3 Two CD copies.